

PRICE REDUCED



OFFERING MEMORANDUM

3245 Platt Springs Road

72,140 SF
OFFICE BUILDING

WEST
COLUMBIA, SC



CONTACT



1501 MAIN STREET
SUITE 410
COLUMBIA, SC 29201

BRUCE HARPER, SIOR

Founding Partner, SC
bharper@trinity-partners.com
803.567.1445

ROBBIE COOK

Brokerage Associate
rcook@trinity-partners.com
803.567.1528

DISCLAIMER

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This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality without the prior written authorization of the Owner or Trinity, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or Trinity and (v) to return it to Trinity immediately upon request of Trinity or the Owner.

All prospective purchasers are advised that Trinity Partners-Cola, LLC represent the Owner solely in this transaction. There is no offer of subagency to any prospective agents or purchaser's agents. If you have no further interest in the Property, please return the Offering Memorandum forthwith.

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THE OFFERING

OFFERING SUMMARY

Trinity Partners, on behalf of the Owner, is pleased to serve as the exclusive advisor for the lease and potential sale of 3245 Platt Springs Road in West Columbia, SC (the "Property"). This well-positioned multi-tenant office building consists of $\pm 72,140$ square feet, and is conveniently located in close proximity to the Columbia Metropolitan Airport, as well as all Columbia, SC interstate systems (I-26, I-20, & I-77).

With a flexible, subdivisible floor plan that can accommodate tenants requiring anywhere from $\pm 15,000$ to $\pm 60,000$ SF of contiguous, single level office space, 3245 Platt Springs is well suited for a wide array of office tenants.

Also offered for sale, the property offers a unique opportunity for either owner occupants or value-add investors. 3245 Platt Springs Rd would allow a business owner the chance to acquire up to $\pm 60,000$ square feet of immediately available best-in-class office space substantially below replacement cost, all while collecting income from the in-place tenant. Similarly, investors have the opportunity to acquire a well-positioned and maintained Class-A office building in a growing market and realize above market yields upon stabilization.

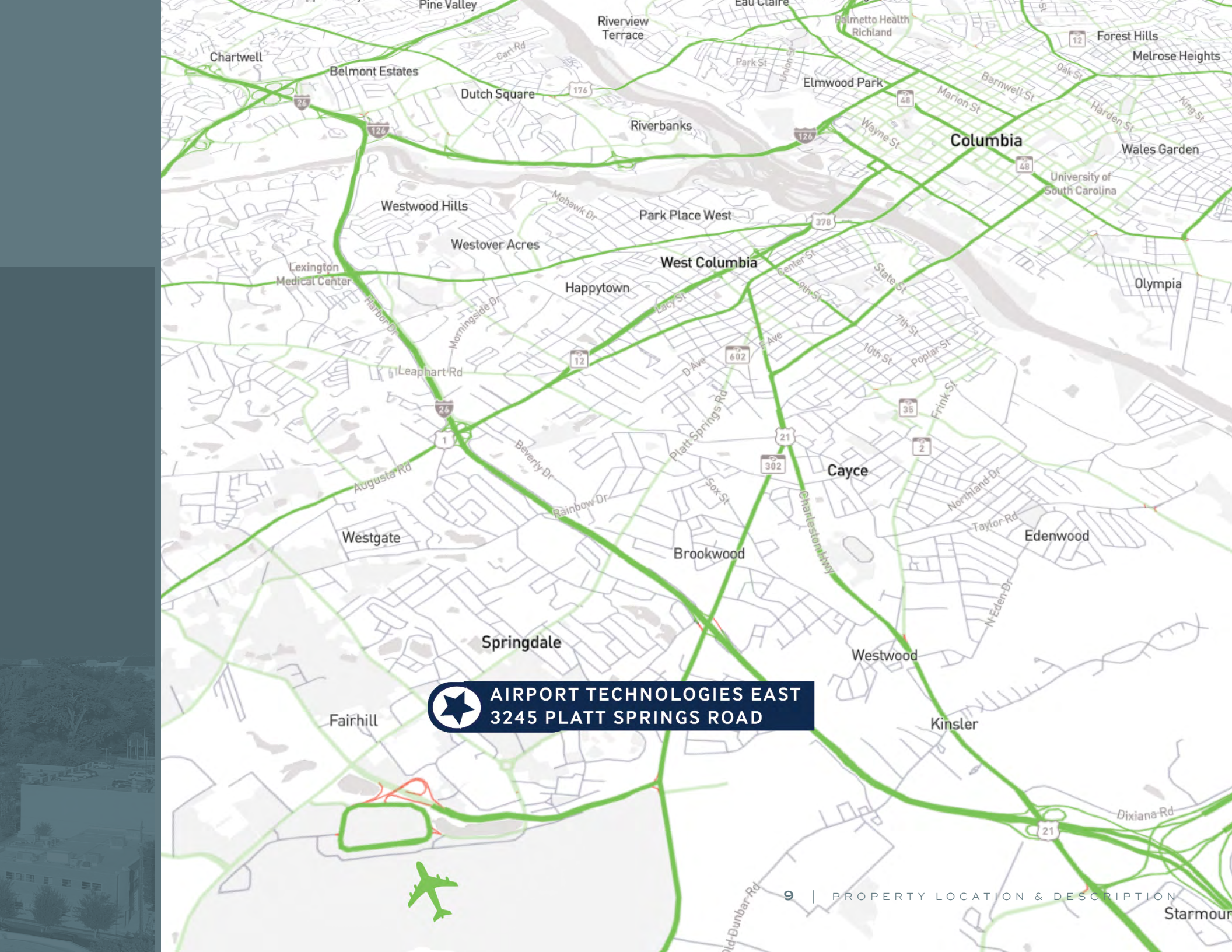
ADDRESS	3245 PLATT SPRINGS ROAD
PROPERTY NAME	AIRPORT TECHNOLOGIES EAST
BUILDING SIZE	$\pm 72,140$ SF
STORIES	2
YEAR CONSTRUCTED	1993 / RENOVATED 2009
SITE SIZE	± 4.95 ACRES PLUS 1.31 ACRE ADDITIONAL LOT
PARKING	± 4.48 SPACES PER 1,000 RENTABLE SF
AVAILABLE SF	$\pm 15,000$ - 60,000 CONTIGUOUS
LEASE RATE	UNDISCLOSED
PRICE REDUCED	\$5,900,000 (\$82 PSF)

PROPERTY HIGHLIGHTS



- » STRATEGIC LOCATION WITH ACCESS TO ALL AREA INTERSTATES (I-26, I-20, & I-77), AS WELL AS THE COLUMBIA METROPOLITAN AIRPORT
- » UP TO 60,000 SF OF SINGLE-LEVEL, CONTIGUOUS SPACE AVAILABLE (SUBDIVIDABLE)
- » FLEXIBLE INTERIOR LAYOUT WITH OPEN AREAS, PRIVATE OFFICES, MEETING & TRAINING ROOMS, LARGE BREAK ROOM, ETC.
- » AMPLE PARKING (OVER 4 SPACES PER 1,000 SF)
- » FAVORABLE BUSINESS TAX STRUCTURE IN LEXINGTON COUNTY

PROPERTY LOCATION & DESCRIPTION



 **AIRPORT TECHNOLOGIES EAST**
3245 PLATT SPRINGS ROAD



BUILDING SPECIFICATIONS

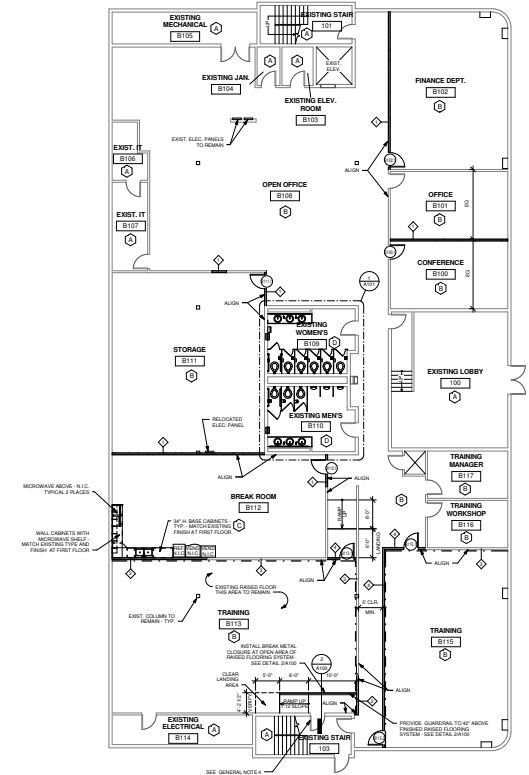
ADDRESS	3245 PLATT SPRINGS RD
COUNTY	LEXINGTON
TMS#	005635-01-001 005635-01-019
RENTABLE SF	±74,532
AVAILABLE SF	±15,000 - ±60,000 CONTIGUOUS
OCCUPANCY	18.30%
YEAR CONSTRUCTED	1993 / RENOVATED 2009
ZONING	GENERAL COMMERCIAL (TOWN OF SPRINGDALE)
SITE SIZE	4.95 ACRES PLUS 1.31 ACRE ADDITIONAL LOT
PARKING	334 SURFACE SPACES (±4.48/1,000 RSF) PARKING LOT SEALCOATED & STRIPED (2020)
CEILING BOTTOM JOIST BOTTOM DECK HEIGHTS	± 9' 5" ± 12' 9" ± 14' 10"
DOCK HEIGHT DOORS	THREE (3)
COLUMN SPACING	± 30' X 30'
ROOF TYPE	60 MIL TPO (INSTALLED 2019)
FIRE & LIFE SAFETY	100% SPRINKLED
ACCESS CONTROL	24/7 ACCESS CONTROL
SIGNAGE	BUILDING SIGNAGE VISIBLE FROM PLATT SPRINGS RD & LEXINGTON DR
HVAC	UNIT SCHEDULE AVAILABLE UPON REQUEST
ELEVATOR	YES

FLOOR PLANS

MAIN LEVEL: \pm 60,000 SF DIVISIBLE INTO 3 SPACES



LOWER LEVEL: ±12,140 SF
CURRENTLY UNAVAILABLE
TO LEASE



The map depicts two adjacent parcels, Parcel B1 and Parcel B2, with the following details:

- Parcel B1:**
 - Area: 4.95 Acres
 - TMS: 005635-01-001
 - Address: #3245, Platt Springs Rd.
 - Size: 59,690 Sq.Ft.
 - Dimensions: North boundary is $N 73^{\circ}38'54'' E 180.51'$; East boundary is $S 11^{\circ}36'05'' E 198.46'$; South boundary is $S 11^{\circ}38'15'' E 118.15'$; West boundary is $N 77^{\circ}47'04'' E 192.63'$.
 - Features: Includes a "Cut Off Valve", "Walled Break Area", "Trans. Pad", "12" Chy", "Concrete Walk", "Flag Pole", "5" Drain", "15" POP", "Alum Cap R/W Marker-F", "5/8" Rebar-F", "1" Rebar-F", "1/2" Rebar-F", "1/2" Blade-F", "30" Iron Enclosure Communications Eas", "13" Cross Easement for Pond Maint. & Acc", "CA Dam", "501.41'", "5/8" Rebar-S", "S 73^{\circ}44'22'' W", "S 75^{\circ}32'33'' W", "S 09^{\circ}30'04'' E", "S 12^{\circ}49'59'' E", "144.70'", "190.57'", "501.41'", "5/8" Rebar-S", "S 73^{\circ}44'22'' W", "S 75^{\circ}32'33'' W", "S 09^{\circ}30'04'' E", "S 12^{\circ}49'59'' E", "144.70'", "190.57'", "501.41'".
- Parcel B2:**
 - Area: 1.31 Acres
 - TMS: 005635-01-019
 - Owner: N/F Lavonne D. Roof
 - Records: TMS 005635-01-002, Record Book 15625, pg 277; Plat Side #1001, pg 5; Plat Side #114, pg 1; Plat Book 75G, pg 59.
 - Dimensions: North boundary is $N 77^{\circ}47'04'' E 192.63'$; East boundary is $S 12^{\circ}49'59'' E 146.63'$; South boundary is $S 09^{\circ}30'04'' E 144.70'$; West boundary is $N 77^{\circ}47'04'' E 192.63'$.
 - Features: Includes a "Shed", "1/2" Rebar-F", "1/2" Blade-F", "30" Iron Enclosure Communications Eas", "13" Cross Easement for Pond Maint. & Acc", "CA Dam", "501.41'", "5/8" Rebar-S", "S 73^{\circ}44'22'' W", "S 75^{\circ}32'33'' W", "S 09^{\circ}30'04'' E", "S 12^{\circ}49'59'' E", "144.70'", "190.57'", "501.41'".

BUILDING PHOTOS



TENANT SUMMARY



RENT ROLL

Tenant	Suite	Square ft	Prs	Lease End	Rent/Psf	Annual Rent	Monthly Rent	Esc.	Lease Type	Renewal Options
AVAILABLE	UPPER LEVEL- A	30,177	40.49%							
AVAILABLE	UPPER LEVEL-B	30,719	41.22%							
IRON MOUNTAIN	LOWER LEVEL	13,636	18.30%	01/31/27	\$13.93	\$189,949.48	\$15,829.12	3.00%	FULL SERVICE W/ BASE YEAR	N/A
TOTAL SF LEASED		13,636	18.30%							
TOTAL SF VACANT		60,896	81.70%							
TOTAL SF		74,532	100.0%		INCOME	\$189,949.48	\$15,829.12			

MARKET OVERVIEW



COLUMBIA

As South Carolina's capital, the Columbia Metropolitan Statistical Area (MSA) is home to approximately 860,000 residents, with the city itself at around 138,000 residents. Its central location provides convenient access to other major South Carolina markets, including Charleston and Greenville-Spartanburg. Columbia has a diverse economy supported by government, education, manufacturing, and service sectors, bolstered by the presence of 31 Fortune 500 companies and a growing number of international businesses.

Fort Jackson, the U.S. Army's largest basic training center, spans 52,000 acres and trains about 44,000 recruits annually, making it a significant economic contributor. The base is responsible for training 50% of Army recruits and 60% of female soldiers entering service each year.

The University of South Carolina (USC) serves as a major driver of vibrancy and innovation in Columbia. In 2024, the university's enrollment exceeded 38,300 students, reflecting its reputation as a premier institution. USC continues to excel in academic programs, with the Darla Moore School of Business consistently ranked #1 in international business by U.S. News & World Report. It offers over 300 degree programs and contributes significantly to the region's skilled labor pool.

Columbia's quality of life benefits from a relatively low cost of living and a rich mix of cultural, educational, and recreational opportunities, making it a key hub for both professional and personal growth.

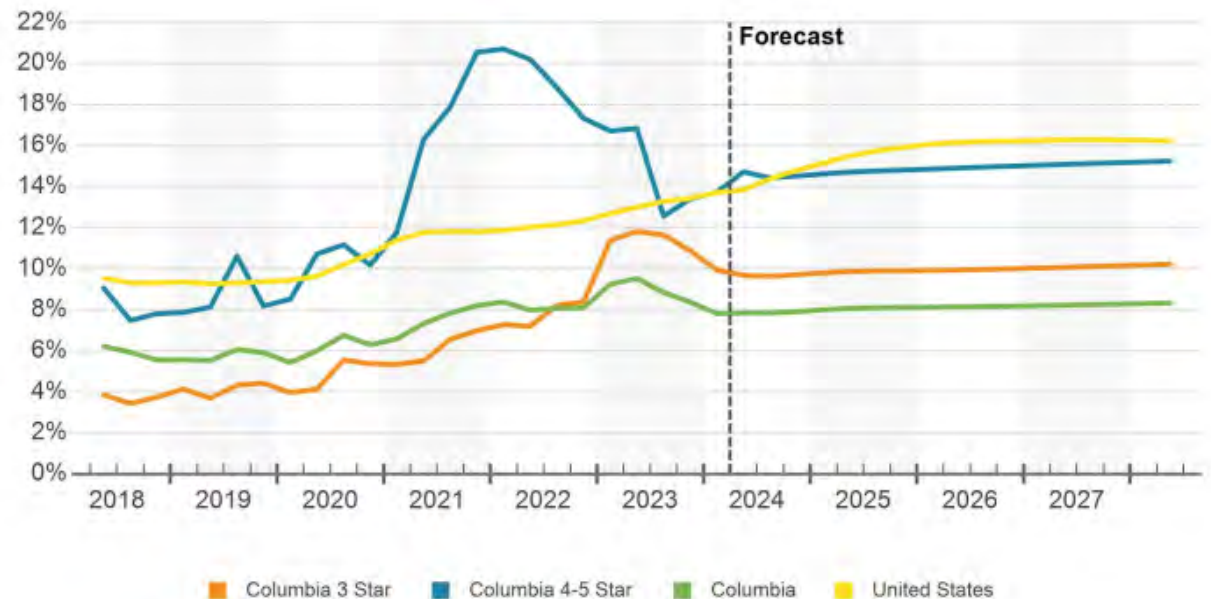


COLUMBIA OFFICE MARKET

Columbia's office market remains strong and resilient, with key metrics reflecting stability despite broader challenges in the commercial real estate sector. The city's vacancy rate currently stands at 7.6%, significantly below the national average of 13.9%, with steady absorption contributing to this strength. Over 150,000 square feet of office space were absorbed in four of the past five quarters, marking a record for the market. This demand is primarily driven by public-sector users, including government agencies, educational institutions, and healthcare providers.

Office rents in Columbia average \$21.52 per square foot, reflecting modest 1.3% growth over the past year. While this pace is slower than some other regional markets, it highlights the market's relative stability and insulation from national fluctuations. Cap rates have risen to the high 9% range.

VACANCY RATE



VACANCY RATE:

7.6%

NET ABSORPTION:

161,990 SF

OFFICE MARKET TOTALS:

±35.6 MILLION SF

**70,690 SF UNDER
CONSTRUCTION**

OVERALL CLASS A RENT:

\$23.00 PSF

CBD OFFICE MARKET:

±9.9 MILLION SF

UNEMPLOYMENT RATE:

3.1%

SC REAL GDP:

\$261 BILLION

SUBURBAN OFFICE MARKET:

±9.8 MILLION SF

WEST COLUMBIA & LEXINGTON SUBMARKETS

The Lexington and West Columbia office submarkets in South Carolina exhibit strong performance driven by low vacancy rates (2.9% and 3.2% respectively), steady rental growth (ranging from \$18 to \$23/SF), and ongoing development activity. Lexington's high tenant demand is reflected in \$9 million in sales over the past year, while West Columbia's affordability and accessibility support its \$6.5 million sales.

The submarkets host a mix of industries, including healthcare, manufacturing, logistics, and professional services. The growing regional economy and population influx from relocations have bolstered office demand. Both areas benefit from strategic locations, economic diversification, and population growth, making them attractive hubs for businesses and investors.

Lexington and West Columbia are poised for continued growth. With planned infrastructure projects and rising interest in suburban office spaces, these submarkets are expected to remain among South Carolina's most dynamic office markets. Investors and tenants alike are capitalizing on the potential for sustained rent growth and strategic expansion opportunities.

VACANCY RATE:
2.9-3.2%

CLASS A/B PRODUCT:
SUB 2%

**OVER 200,000 SF
UNDER CONSTRUCTION**

AVERAGE RENT:
\$18.00-23.00 PSF

TOP CORPORATE USERS





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